

DEPARTMENTAL BUDGET INFORMATION BUILDINGS & SAFETY ENGINEERING DEPARTMENT (13)

STATEMENT OF PURPOSE

The Buildings and Safety Engineering Department provides for the safety, health and welfare of the general public relative to buildings and their environs in an efficient, cost effective, user-friendly professional manner.

DESCRIPTION

The Buildings and Safety Engineering Department enforces zoning, maintenance, construction ordinances that regulate the erection, alteration, use and maintenance of new and existing buildings and structures. The Department issues permits and monitors construction and use through inspection services.

The Buildings and Safety Engineering Department is the public agency responsible for administering and enforcing the provisions of the various codes regulating construction, property maintenance and the demolition of structures. The enforcement authority for zoning ordinances also resides with the department. Additionally, the Business License Center is responsible for the general business licenses including taxicab bonds, monitoring and meter operating conditions.

MAJOR INITIATIVES FOR FY 2006-07

In FY 2006-07, Buildings and Safety Engineering will support the Next Detroit Neighborhood Initiatives (NDNI) through our demolition effort and our property maintenance code enforcement programs to restore neighborhood stability.

Buildings and Safety Engineering Department will continue to ensure that people who are required to acquire business

licenses are in full compliance.

Customer Service continues to be a major focus of this department as we are streamlining processes to ensure that we provide our customers with faster, more efficient and cost-effective friendly services.

The **Buildings Division** will continue to enforce the Building Code inspection for new construction, renovation, remodeling and the new "Michigan Rehabilitation Code For Existing Buildings".

The **Mechanical/Electrical Division** will focus on the biennial inspection programs in an effort to maintain Detroit as a major accident free area relative to Boilers, Elevators, and Mechanical equipment operations. The Mechanical/Electrical Division is comprised of four inspections Sections (elevators, boiler, electrical and mechanical) responsible for the regulation of the design, installation, and maintenance of mechanical and electrical equipment. Two additional units handle the administrative areas within the Division. The Examination Section handles the testing of business and occupational licenses relating to the operation of mechanical and electrical equipment. The Court Enforcement Section ensures compliance of mechanical/electrical violations and abatement of consumer fraud through owner identification procedures and issuance of tickets.

The **Housing/Plumbing Division** will continue performing pre-sale inspections of one and two family dwellings in compliance with the City of Detroit Housing Ordinance. The Division expects an increase in the volume of presale inspection requests due to an increase in housing sales activities in the

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Detroit market. In FY 2007-08, the department will continue its Neighborhood stabilization efforts of 1) city-wide property maintenance code enforcement and 2) increased enforcement of rental property inspection with priority enforcement activity on rental properties with multiple units and landlords holding more than 10 properties.

The Plumbing Section inspects and reviews plans for new construction, alterations and renovations. The unit also performs cross-connection inspections of water systems to ensure the prevention of contamination in the potable water system. The licensing and registration of the skilled trade persons is an area of quality assurance that this unit utilizes in its inspection duties.

The **Property Maintenance Division** will continue to provide periodic inspections to all existing structures to encourage property maintenance and stabilize neighborhood while fighting blight. Property owners found not in compliance with the current Property Maintenance Code are subject to tickets that may result in litigation and possible fines levied by the **Department of Administrative Hearings**. In FY 2007-08 the department will continue its neighborhood stabilization efforts of citywide property maintenance code enforcement of rental property inspection.

The **Zoning Enforcement Unit** will continue to conduct audits of the conditions of special land use grants and the enforcement of commercial and residential properties as it relates to zoning issues. This unit, along with the Department of Administrative Hearings (DAH), promotes the quality of life issues within Detroit communities.

City of Detroit ordinances require the department to take action to remedy vacant and/or open structures that are considered a danger to the safety, health and welfare of the general public.

The **Department of Administrative Hearings** will also aid the department in its effort to grow Detroit by encouraging property owners to remove blighted conditions.

The **Business Licenses Center** provides business licenses to our commercial establishments. License investigators check business outlets to determine that fees are collected, and assist new business operators in obtaining necessary permits and licenses.

The **Demolition Division** continues to perform evaluations of vacant, abandoned and dangerous structures to assist the revitalization of Detroit's tax base and housing stock while eliminating blight through rehabilitation or demolition.

The prioritizing, demolition and abatement of dangerous structures, based upon their proximity to schools and other institutions serving children, shall receive prime consideration. As such, structures within a 400 yards radius of these facilities will be targeted.

PLANNING FOR THE FUTURE FOR FY 2007-08, FY 2008-09 and BEYOND

The Next Detroit Neighborhood Initiative (NDNI) is a 5-year strategy focusing on the rejuvenation of Detroit neighborhoods into vibrant areas for the citizens. The approach will concentrate on improving basic quality of life issues such as cleanliness, safety and beautification through growth and

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development strategies. Buildings and Safety Engineering will play an integral role in this strategy through the working plan developed by the NDNI Committee.

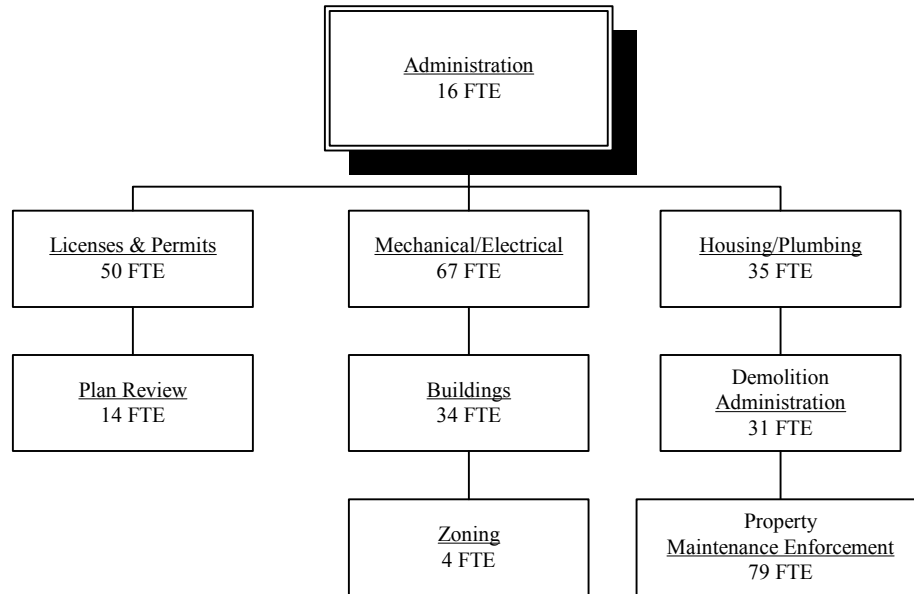
The implementation of a web based on-line permit process is a major initiative of this department. Use of electronic hand held devices for inspection reporting will enable the department to achieve efficiencies by eliminating the mundane manual process, which is being used today.

Consolidating the current multiple billing process into a single invoice process is an

area in which the department is leading to eliminate waste in billing while improving customer relationships.

In an effort to improve accountability and coverage of inspection targets, the department will continue the development of cluster inspection teams who will be closely aligned with Next Detroit Neighborhood Initiatives (NDNI). Team members will become more accessible and accountable to our citizens residing in the various clusters as they perform the various annual inspections that uphold the quality of life and neighborhood stabilization.

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PERFORMANCE MEASURES AND TARGETS

Type of Performance Measure: List of Measures	2005-06 Actual	2006-07 Projection	2007-08 Target
Inputs: Resources Allocated or Service Demands Made			
Number of FTE's	322	331	330
Outputs: Units of Activity directed toward the "Enforcement of codes within the framework of nationally recognized codes:			
Number of Building Permit inspections provided	40,957	45,000	45,000
Number of electrical permit inspections provided	11,000	12,300	13,300
Number of plumbing permit inspections provided	10,121	12,400	10,323
Number of mechanical permit inspections provided	26,476	18,100	15,000
Number of elevator permit inspections provided	319	325	350
Number of pressure boiler permit inspections provided	137	140	250
Outputs: Units of Activity directed toward maintaining the stability and safety of neighborhoods:			
Number of pre-sale housing inspections requests	4,845	8,500	8,820
Number of Commercial Property Maintenance Inspections provided	15,770	22,560	21,120
Number of 1 and 2 Family Rental inspections provided	17,770	31,725	29,920
Number of multiple rental units inspections provided	5,905	7,050	7,000
Number of plumbing inspections – cross connections provided	1,174	1,722	4,307
Number of mechanical equipment safety inspections provided	31,866	45,744	18,100
Number of inspections of dangerous building inspections performed	13,835	13,863	13,863
Number of DAH tickets issued	26,449	40,000	37,600
Building permits issued	7,106	7,000	6,800
Total number of construction permits issued	24,552	25,000	26,000
Efficiency: Program Costs related to Units of Activity:			
Percent of fees collected	75%	80%	85%

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EXPENDITURES

	2005-06 Actual Expense	2006-07 Redbook	2007-08 Mayor's Budget Rec	Variance	Variance Percent
Salary & Wages	\$14,045,522	\$14,485,958	\$15,781,625	\$ 1,295,667	9%
Employee Benefits	8,569,820	8,183,604	8,434,197	250,593	3%
Prof/Contractual	4,553,995	5,192,422	3,499,314	(1,693,108)	-33%
Operating Supplies	176,191	243,800	226,000	(17,800)	-7%
Operating Services	5,105,596	6,316,649	6,742,523	425,874	7%
Capital Equipment	23,218	-	-	-	0%
Capital Outlays	-	-	182,350	182,350	0%
Fixed Charges	51,480	46,824	10,029	(36,795)	0%
Other Expenses	1,854,303	1,555,991	485,985	(1,070,006)	-69%
TOTAL	\$34,380,125	\$36,025,248	\$35,362,023	(\$663,225)	-2%
POSITIONS	290	331	330	(1)	0%

REVENUES

	2005-06 Actual Revenue	2006-07 Redbook	2007-08 Mayor's Budget Rec	Variance	Variance Percent
Licenses/Permits	\$27,092,666	\$27,081,000	\$28,308,248	1,227,248	5%
Fines/Forfeits/Pen	820,127	1,680,473	1,300,000	(380,473)	-23%
Grants/Shared Taxes	6,483,438	7,243,775	5,743,775	(1,500,000)	-21%
Sales & Charges	30,535	20,000	10,000	(10,000)	-50%
Miscellaneous	(46,989)	-	-	-	0%
TOTAL	\$34,379,777	\$36,025,248	\$35,362,023	(\$663,225)	-2%

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